



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

To: Stakeholders and Adjoining Property Owners
From: Cheydi Gonzales, Land Use Technician
RE: Conditional Use Permit CUP20-001
Assessor's Parcel Number: 071-250-004

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

The Tuolumne County Community Development Department requests your assistance in reviewing this land development project proposed near your property. We value your comments and participation in our planning process.

We are in receipt of an application from Robert Cappa for Conditional Use Permit CUP20-001 to allow the development of a new 120 foot tall wireless communications tower and related equipment within a 14.5 foot by 14.5 foot fenced area. The project site is a 33.8± acre parcel zoned AE-37 (Exclusive Agricultural District, Thirty-Seven Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site is located at 16500 Moccasin Ranch Road in the Community of La Grange, approximately 745 feet north of the intersection of Nancy's Ridge Road and Moccasin Ranch Road. Within a portion of Section 10 and 15, Township 2 South, Range 15 East, Mount Diablo Baseline and Meridian. Within Supervisorial District 4. Assessor's Parcel Number 071-250-004.

Because you are a local stakeholder or own property located within 1000 feet of the project site, we would like your comments of this proposed project. Please provide any comments below:

Your Name(s)

Mailing Address

If we do not receive your comments by **Tuesday, March 17, 2020, we will assume that you have no objections.**

Staff Contact: Cheydi Gonzales
(209) 533-6641

cgonzales@co.tuolumne.ca.us

In order to ensure that your questions can be answered, please contact staff via phone or email as listed above to answer questions or address any concerns regarding the project. Please note that email responses are preferred and will allow staff to provide timely responses.

Descriptions of the permitted and conditional uses in all zoning districts are available on the County website, www.tuolumnecounty.ca.gov, through the Online County Ordinance Code by selecting Title 17 and the appropriate chapter. Thank you for your assistance in reviewing this application.

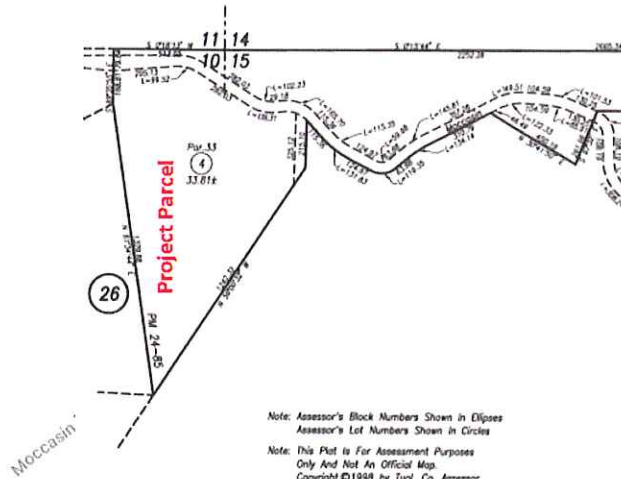
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Peñon Blanco Ridge
Moccasin Ranch Rd

Peñon Blanco Ridge

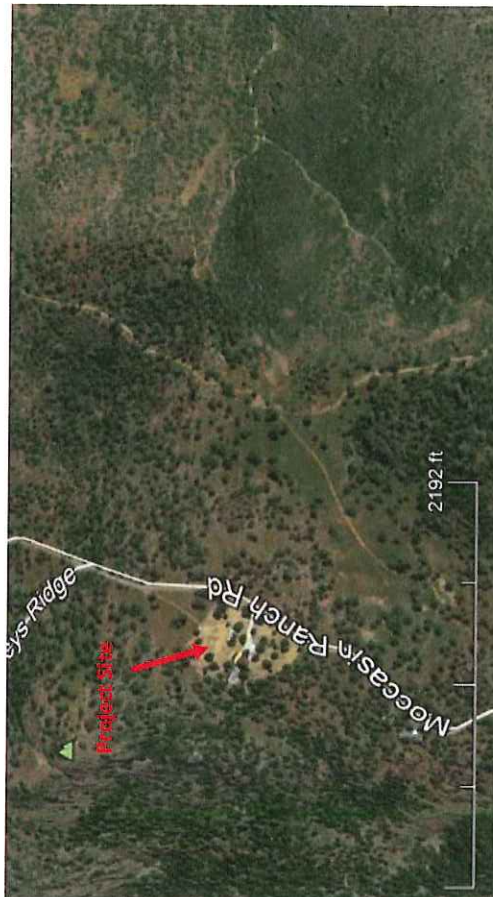
Project Site

Mr

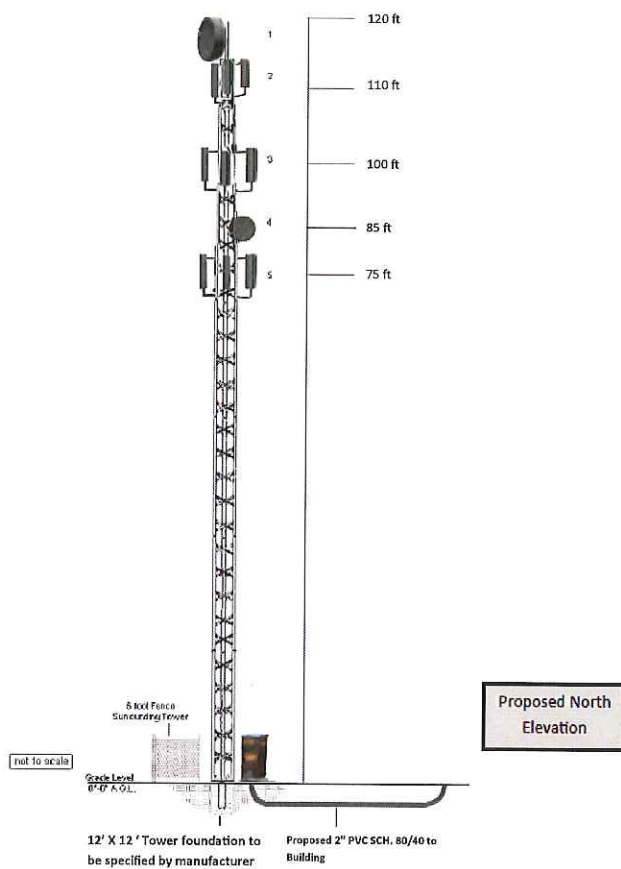


Cappa Project Site 2—Site plan
16500 Moccasin Ranch Rd,
Moccasin, CA 95347

Cal.net





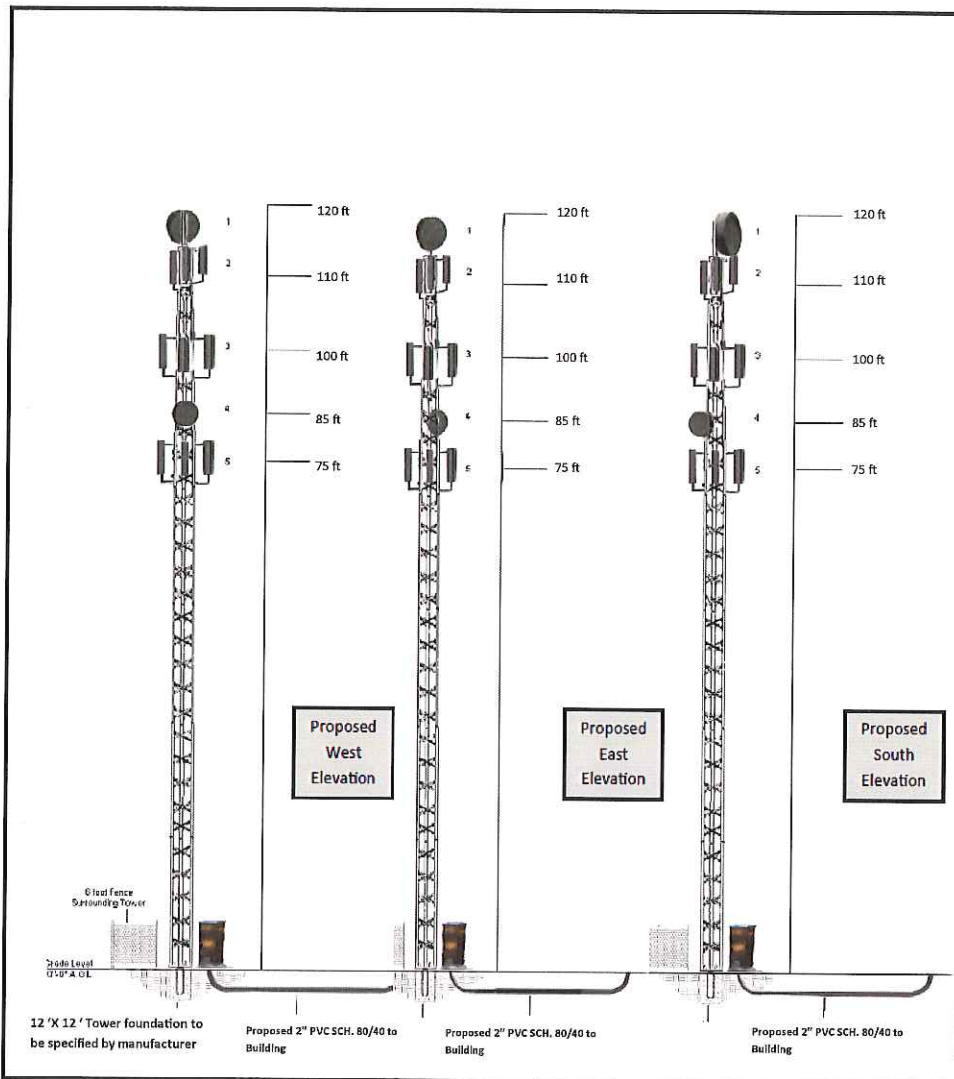


Antenna List

1	SIA Licensed PTP
2	Cambium PTMP
3	UBNT PTMP
4	UBNT Dish PTP
5	TV White Space PTMP

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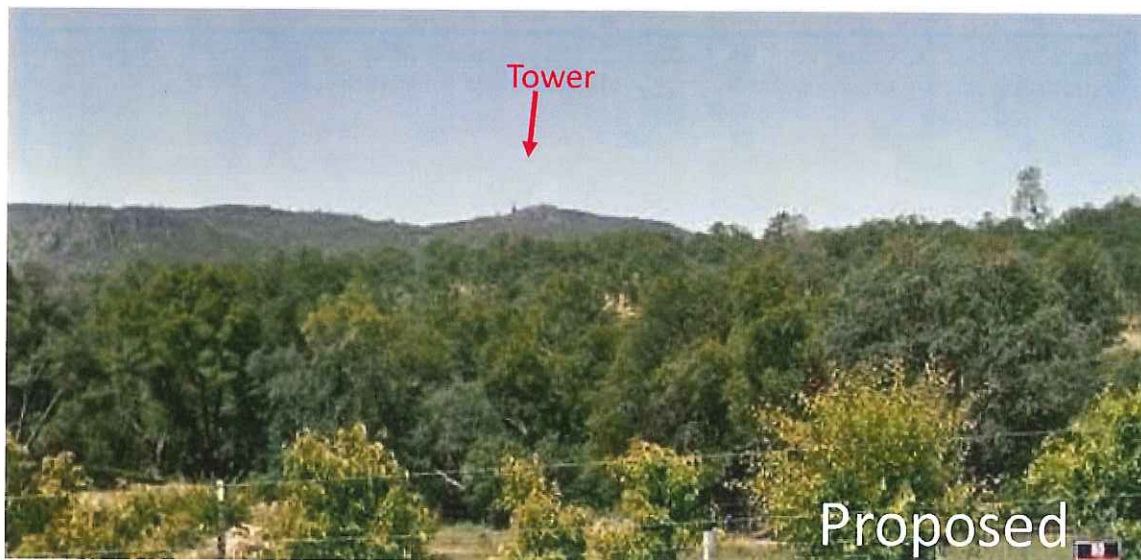
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Cal.net



Poststimulation of view looking West from Priest Coulterville Rd



Cal.net CASF Wireless Broadband Project

Cappa Project Site
16500 Moccasin Ranch Rd,
Moccasin, CA 95347

Cal.net

Cal.net, PO Box 1041, Shingle Springs, CA 95682

Site 2 Cappa

